

**EXPRESS TERMS  
FOR  
PROPOSED BUILDING STANDARDS  
OF THE  
OFFICE OF STATEWIDE HEALTH PLANNING AND DEVELOPMENT  
  
REGARDING PROPOSED CHANGES TO  
CALIFORNIA BUILDING STANDARDS ADMINISTRATIVE CODE  
CALIFORNIA CODE OF REGULATIONS, TITLE 24, PART 1, CHAPTER 7**

(The State agency shall draft the regulations in plain, straightforward language, avoiding technical terms as much as possible and using a coherent and easily readable style. The agency shall draft the regulation in plain English. A notation shall follow the express terms of each regulation listing the specific statutes authorizing the adoption and listing specific statutes being implemented, interpreted, or made specific. (PART 1 – ADMINISTRATIVE CODE)

**LEGEND FOR EXPRESS TERMS**

1. Existing California amendments or code language being modified: All such language appears in *italics*, modified language is underlined.
2. New California amendments: All such language appears underlined and in italics.
3. Repealed text: All such language appears in ~~strikeout~~.

**EXPRESS TERMS**

**Title 24, Part 1, Chapter 7**

**Article 3. Approval of Plans and Specifications**

**7-113. Application for Plan, Report or Seismic Compliance Extension Review.**

(a) Except as otherwise provided in this part, before commencing construction or alteration of any health facility, the governing board or authority thereof shall submit an application for plan review to the Office, and shall obtain the written approval thereof by the Office describing the scope of work included and any special conditions under which approval is given.

1. The application shall contain a definite identifying name for the health facility, the name of the architect or engineer of record who is in general responsible charge of the work, the names of the architects or registered engineers responsible for the preparation of portions of the work, the estimated cost of the project and all such other information required for completion of the application. Refer to Section 7-131 regarding incremental design, bidding and construction.

2. Submission of documents to the Office may be in three consecutive stages:

A. Geotechnical Review: One application for plan review and when applicable, three copies of the site data must be attached.

B. Preliminary Review: One copy of reports or preliminary plans and outline specifications. Two copies of preliminary plans and outline specifications must be submitted if additions, structural alterations or new buildings are included. Plans/drawings size shall not exceed 36" x 48" inches and bundled sets of plans/drawings shall not exceed 40 lbs. in weight.

C. Final Review: One copy of final plans and specifications or reports. Two copies must be submitted if additions, structural alterations or new buildings are included. Plans/drawings size shall not exceed 36" x 48" inches and bundled sets of plans/drawings shall not exceed 40 lbs. in weight.

(b) Application for seismic compliance extension requires submission of OSHPD Application Form #OSH-FD-384, "Application for 2008 Extension/Delay in Compliance". The submittal must comply with the applicable requirements of Chapter 6, Article 1, Section 1.5.2 "Delay in Compliance".

(c) For every project there shall be an architect or engineer of record in general responsible charge of reviewing and coordinating all submittals, except as set forth in Section 7-115(c).

1. A project may be divided into parts, provided that each part is clearly defined by a building or similar distinct unit. The part, so defined, shall include all portions and utility systems or facilities necessary to the complete functioning of that part. Separate assignments of architect or engineer of record may be made for the parts.

(d) The assignment of architect or engineer of record, and the responsibility for the preparation of plans and specifications and the administration of the work of construction for portions of the work shall be clearly designated on the application for approval of reports or plans and specifications.

Authority: Health and Safety Code Sections 18929 and 129675 - 130070

Reference: Health and Safety Code Section 129850

#### **7-115. Preparation of Plans and Specifications and Reports.**

(a) All plans and specifications or reports, except as provided in (c) below, shall be prepared under the general responsible charge of an architect or engineer of record. Prior to submittal to the office, the architect or engineer of record for a project shall sign every sheet of the drawings, and the title sheet, cover sheet or signature sheet of specifications and reports. A notation may be provided on the drawings indicating the architect's or engineer's role in preparing and reviewing the documents. Plans/drawings submitted to the office shall not exceed the size and weight described in Section 7-113 (a) (2).

1. Except as provided in paragraph 2 below, the architect or engineer of record in general responsible charge of the work shall be an architect or structural engineer.

2. For the purposes of this section, a mechanical, electrical or civil engineer may be the engineer of record in general responsible charge of alteration or repair projects that do not affect architectural or structural conditions, and where the work is predominately of the kind normally performed by mechanical, electrical or civil engineers.

3. Preparation of plans and specifications and administration of the work of construction for designated portions of the work may be performed by other architects and/or engineers as provided in (b) below. Preparation of portions of the work by others shall not be construed as relieving the architect or engineer of record of his rights, duties and responsibilities under Section 129805 of the Health and Safety Code.

(b) Architects or engineers registered in the appropriate branch of engineering may be responsible for the preparation of plans and specifications and administration of the work of construction as permitted by their license or registration, and as provided below. Architects and engineers shall sign and affix their professional stamp to all drawings, specifications or reports that are prepared under their responsible charge. All plans shall be signed and stamped prior to issuance of a building permit.

1. The structural plans and specifications or reports shall be prepared under the responsible charge of a structural engineer.

2. A mechanical or electrical engineer may prepare plans, specifications or reports for projects where the work is predominately of the kind normally prepared by mechanical or electrical engineers.

3. A civil engineer may prepare plans specifications or reports for the anchorage and bracing of nonstructural equipment.

(c) A licensed specialty contractor may prepare plans and specifications and may administer the work of construction for health facility construction projects, subject to the following conditions:

1. The work is performed and supervised by the licensed specialty contractor who prepares the plans and specifications,
2. The work is not ordinarily within the standard practice of architecture and engineering,
3. The project is not a component of a project prepared pursuant to 7-115 (a) and (b),
4. The contractor responsible for the design and installation shall also be the person responsible for the filing of reports, pursuant to Section 7-151, and
5. The work is limited to one of the following types of projects:
  - A. Fire protection systems where none of the fire sprinkler system piping exceeds 2½ inches in diameter.
  - B. Low voltage systems not in excess of 91 volts. These systems include, but are not limited to, telephone, sound, cable television, closed circuit video, nurse call systems and power limited fire alarm systems.
  - C. Roofing contractor performing reroofing where minimum ¼ inch (6.4mm) on 12 inch (305mm) roof slopes are existing and any roof mounted equipment needing remounting does not exceed 400 pounds.
  - D. Insulation and acoustic media not involving the removal or penetration of fire-rated walls, or ceiling and roof assemblies.

Authority: Health and Safety Code Sections 18929 and 129675 - 130070  
Reference: Health and Safety Code Section 129850

## **Article 19. Certification and Approval of Hospital Inspectors**

...

### **7-204. Minimum Qualification for Examination.**

An applicant must meet the following criteria to be eligible to participate in the certification examination for a Class "A", "B", or "C" Hospital Inspector:

#### **(a) Minimum Qualifications for Class "A" Hospital Inspector Exam:**

1. High school graduation or the equivalent and six years experience involving building projects of Type I or Type II construction as an architect's, engineer's, owner's, local building official's or general contractor's representative in technical inspection or inspection supervision [NOTE: Experience in subsection (a)1 may be substituted with college education with major work in architecture, engineering, building inspection and/or construction on a year-for-year basis for a maximum of two years.]; or
2. Possess a valid California registration/license as a mechanical, electrical, or civil engineer and two years experience involving building projects of Type I or Type II construction as an architect's, engineer's, owner's, local building official's, or general contractor's representative in technical inspection or inspection supervision; or
3. High school graduation or the equivalent and two years of working experience as a Class "B" Hospital Inspector; or
4. Possess a valid California registration/license as a structural engineer or a valid California license as an architect.

#### **(b) Minimum Qualifications for Class "B" Hospital Inspector Exam:**

1. High school graduation or the equivalent and four years experience involving building projects of Type I or

Type II construction as an architect's, engineer's, owner's, local building official's or general contractor's representative in technical inspection or inspection supervision. [NOTE: Experience in subsection (b)1 may be substituted with college education with major work in architecture, engineering, building inspection and/or construction on a year-for-year basis for a maximum of two years.]; or

2. Possess a valid California registration/license as a civil engineer and two years experience involving building projects of Type I or Type II construction as an architect's, engineer's, owner's, local building official's or general contractors' representative in technical inspection or inspection supervision; or

3. Possess a valid California registration/license as a structural, mechanical or electrical engineer, or a valid California license as an architect.

(c) Minimum Qualifications for Class "C" Hospital Inspector Exam:

1. High school graduation or the equivalent and four years experience involving building projects as, the representative in testing, inspection or observation of construction for an architect, engineer, owner, local building official, local fire authority, testing lab, specialty contractor or general contractor and possess a valid certificate issued by:

Fire Alarm – NICET, Level III  
Fire Extinguishing Systems – NICET, Level III  
Fire Resistive Construction – ICC Building Inspector Certification  
Medical Gas Systems – PIPE Certification  
Plumbing – IAPMO Certification  
Mechanical – IAPMO Certification  
Electrical – ICC Certification  
Concrete (Prestressed and Reinforced) – ICC Certification  
Masonry – ICC Certification  
Steel – ICC Structural Steel Certification  
Welding – AWS Certification  
Framing and Drywall – ICC Building Inspector Certification  
Roofing – National Roofing Contractors Association  
Anchorage/Bracing of Nonstructural Components – Certification to be administered by the Office  
Architectural – Certification to be administered by the Office

In addition to these certification organizations listed, the Office may accept the equivalent certification by a state- or nationally-recognized organization. [NOTE: Experience in subsection (c)(1) may be substituted with college education with major work in architecture, engineering, building inspection and/or construction on a year-for-year basis for a maximum of two years.]; or

2. Possess a valid California registration/license as an engineer and two years experience involving building projects as an architect's, engineer's, owner's, local building official's, local fire authority's, specialty contractor's or general contractor's representative in testing, inspection or observation of construction and must possess at least one valid certificate issued by an organization that is listed or described in (c) (1) above; or

3. Possess a valid California registration/license as a structural, mechanical, or electrical engineer, or a valid California license as an architect and must possess at least one valid certificate issued by an organization that is listed or described in (c) (1) above.

Authority: Health and Safety Code Sections 18929 and 129675 - 130070

Reference: Health and Safety Code Section 129825

...

**7-206. Fees.**

(a) Fees required pursuant to subsection (b), shall be transmitted by credit card, money order, cashier check, certified check or personal check, and payable to the Office of Statewide Health Planning and Development.

(b) The prescribed fees relative to the Hospital Inspector Certification Program shall be specifically charged to the applicant to recover reasonable costs of administering the certification program. Fees shall be charged as follows:

Application review .....	\$ 100.00 (nonrefundable)
Exam for Class "A" Inspector Certification .....	\$300.00
Exam for Class "B" Inspector Certification .....	300.00
Exam for Class "C" Inspector Certification.....	\$100.00 (for each specialty certificate)
Recertification exam .....	100.00
Delinquency fee .....	100.00
Duplicate certificate.....	25.00

(c) An application review fee must accompany an application for a certification examination. This fee is nonrefundable. An application for an examination is valid for one year.

(d) An exam fee shall be submitted by an applicant for a specified examination prior to participation in the examination.

(e) An applicant shall forfeit the exam fee if the applicant fails to appear for any portion of the exam for which the applicant is scheduled.

(f) If the Office has a need to reschedule an exam, a qualified applicant who has submitted the exam fee prior to the reschedule will be either reimbursed or credited for the exam fee amount.

Authority: Health and Safety Code, Sections ~~1275, 127010, 127015, 129680~~ 18929 and 129825 129675 - 130070

Reference: Health and Safety Code, Sections ~~129680 and 129825~~

#### **7-207. Examination for Certification.**

(a) The Office shall administer an exam not less than once in every calendar year in the Sacramento and Los Angeles areas. The certification exam will consist of a written exam.

(b) The scope of the written certification examinations is as follows:

1. The examinations for Class "A" and "B" Hospital Inspectors will measure the applicant's ability to read and understand construction plans and specifications; ability to identify and understand the application of various California Building Standards Code requirements; knowledge of appropriate inspector duties and ability to communicate in writing. The test will be divided into sections covering the following code enforcement areas of construction inspection, where applicable: structural, architectural, mechanical, electrical, fire and life safety, and administrative.

2. The examination for Class "C" Hospital Inspectors will measure the applicant's ability to identify and understand the application of various California Building Standards Code requirements; knowledge of appropriate inspector duties and ability to communicate in writing. The candidate's inspection certification, pursuant to Section 7-204(c) (1) above, may be substituted for the technical aspect of the written certification examination for Class "C" Hospital Inspector.

(c) In order to be successful in the Class "A" and "B" certification exam, a candidate must obtain a passing score of at least 75 percent in each section of the written exam.

(d) In order to be successful in the Class "C" certification exam, a candidate must obtain an overall passing score of at least 75 percent.

(e) It is not necessary for a candidate who has passed the administrative section of the Class "A", "B" or "C" certification exam to retake this section if the candidate applies for additional certification(s) within three years of passing the administrative section of the exam.

...

Authority: Health and Safety Code Sections 18929 and 129675 - 130070

**Article 21. Plan Review, Building Inspection and Certification  
of Surgical Clinics, Chronic Dialysis Clinics and Outpatient Services Clinics**

...

**7-2104. Plan Review and Building Inspection by the Office for Hospital Outpatient Services Clinics.**

(a) ~~If the hospital governing authority or owner of a clinic, as described in Section 7-2100(a)(3) or (4), may requests that the Office perform plan review and building inspection for a clinic project, in lieu of the city or county performing these services, the request shall be submitted to the Office in writing. The Office will provide a written response to the hospital indicating the decision to provide or not provide the requested services. If the Office does not agree to provide plan review and building inspection, as requested, the city or county shall conduct these services.~~

(b) ~~Upon the Office's acceptance to provide plan review and building inspection for a clinic project, shall perform the requested plan review and building inspection services when the hospital governing authority or owner shall submits the following items to the Office:~~

1. A completed application, design plans and specifications for the clinic project, pursuant to Section 7-113; and;
2. A fee, pursuant to Section 7-2106.

(c) For clinic facilities described in Section 7-2100(a)(3), upon completion of the building construction and receipt of all applicable fees, the Office will provide certification that the plans and construction comply with the applicable provisions in the California Building Standards Code.

(d) A clinic building which has been accepted by the Office, pursuant to paragraph (a) of this section, shall remain under the jurisdiction of the Office for plan review and building inspection of any subsequent alterations, unless the hospital governing authority or owner submits written notification to the Office, requesting the applicable city or county building jurisdiction to conduct plan review and building inspection for subsequent construction projects of the specified clinic.

Authority: Health and Safety Code Sections 18929 and 129675-130070

Reference: Health and Safety Code Sections 129885